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WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

December 30, 2009



Via Hand Delivery

Judi McIntyre Birkitt, Senior Planner
Loudoun County Department of Planning, Land Use Review
1 Harrison Street, S.E.
3rd Floor
Leesburg, Virginia 20177

Re: GEP/S Hybrid Energy Park ZMAP 2009-0005, SPEX 2009-0009 & CMPT
2009-0001

Dear Judi:

In response to the Planning Commission's request to rezone the property to PD-GI that is subject to the proposed utility generating plant and transmission facility, on behalf of the Applicant, I am enclosing the following documents:

1. Revised Statement of Justification and Attachments (revised December 30, 2009);
2. Revised Land Development Application and attachments (please note that original signature pages for LTI and Evergreen Loudoun will be submitted under separate cover);
3. Revised draft Proffer Statement (revised December 30, 2009);
4. 20 sets of the revised plans (revised December 30, 2009), consisting of:
 - a. Sheet 1: Cover Sheet with vicinity map;
 - b. Sheet 2: Rezoning Plat/Notes, Tabulations & Requirements;
 - c. Sheet 3: Existing Conditions Plat (Soils, Vegetation & Archeological);
 - d. Sheet 4: Existing Conditions Plat (Topo., Slopes & Wetlands);
 - e. Sheet 5: Zoning Map Amendment, Special Exception & Commission Permit Plat
 - f. Sheet 6: Concept Plan over Existing Conditions.
5. 20 copies of Sheet 1 of 1: Typical Details and Illustratives Exhibit, revised December 30, 2009.

In light of Zoning Administration determining that an access easement from the utility generating plant and transmission facility across the TR-10 property to Sycolin Road would not be permitted, the application has been revised to rezone approximately

101 acres to PD-GI (the previous application consisted of approximately 90.5 acres). The increase is due to the proposed new private access road that will parallel the electrical transmission lines easement area on the west side running in a north/south direction to the southern portion of the property then west to Sycolin Road. This proposed private access road will eliminate the impacts to environmentally sensitive areas (floodplain, wetlands, wildlife habitat, etc.) around the northern portion of the property and along Sycolin Creek. Nothing else has changed; the layout and configuration remain the same for the utility generating plant and transmission facility.

We look forward to the Planning Commission public hearing scheduled for January 21, 2010. Please let me know if you need any other materials or have questions. Thank you for your continued assistance with these applications.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH &
WALSH, P.C.



Kimberlee Welsh Cummings, AICP
Land Use Planner

Enclosures

cc: John A. Andrews II, President, Andrews Community Investment Corporation
Jack Andrews, Green Energy Partners
Jordan Dimoff, Vice President, Andrews Community Investment Corporation
Robert W. Woodruff P.E., Chief Operating Officer, William H. Gordon Associates, Inc.
Linda R. Erbs, Senior Associate, Director of Loudoun Office, William H. Gordon Associates, Inc.
John F. Callow, Vice President, Transportation Discipline Leader, Patton Harris Rust & Associates, Inc.
Ken Niemann, President, North Ridge Resources LLC
J. Randall Minchew, Managing Shareholder, Leesburg Office, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.